Mr. Miguel A. Santana called the meeting to order at 1:00 p.m.

1. Minutes for Approval – Meeting of July 28, 2011

Mr. John R. Lewis moved to approve the Zoo Bond Oversight Committee (ZBOC) special meeting minutes of July 28, 2011. Mr. Santana seconded and the motion passed without objection.

2. Bureau of Engineering Program Manager Status Report

Ms. Rebecca Abano reported on the progress of the Zoo’s Capital Improvement Program (CIP).

Master Program Budget

Through the end of August 2011, $144.6M has been expended of the approved program budget of $172M. No budget changes are anticipated at this time.

Master Program Schedule

The Zoo has two active projects and one repair project left to complete. Through the end of August 2011, the Living Amphibians, Invertebrates and Reptiles (LAIR) project is behind schedule. The rest were on schedule. A proposed revision to the Master Schedule is found in the Monthly Report’s Section 2, Pages 2.0-3 and 2.0-4.

Construction of the LAIR is 80% complete. Royal Construction, the general contractor for the project, continues to encounter setbacks such as major subcontractors backing out of the project.
Several change orders have also been issued due to errors and omissions, which delayed the start of the critical path activities as well as increase these activities’ duration. In addition, the Interpretative Graphics submittal review process has taken longer than expected. These change orders and delays have caused the construction duration to be extended to November 10, 2011. BOE is proposing to extend the total LAIR project schedule by seven weeks to December 30, 2011. This does not change the overall Master Program Schedule, just the LAIR schedule.

Ms. Maria Cardenas asked how moving the opening date affects the Zoo’s holiday season. Mr. Lewis replied that the Zoo is looking at a mid-January 2012 opening at this point. If the project finishes towards the end of November 2011, it will take the Zoo longer to get the exhibit up and running, because of the number of animals in the exhibit. A lot of the animals are fairly fragile, so this process can’t be rushed. The Zoo expects to get the normal holiday attendance push anyway. If the exhibit opens in January 2012 and is up and running by the time spring break comes, the Zoo will get a good push. Mr. Santana asked if the hope is to complete the project by the end of calendar year 2011. Ms. Abano replied yes. Ms. Cardenas asked if the project would be opening around spring break; Mr. Lewis replied no, in January 2012.

**Mr. Lewis moved to extend the schedule deadline for completion of the Living Amphibians, Invertebrates and Reptiles (LAIR) project to December 30, 2011. Ms. Karen Kalfayan seconded and the motion passed without objection.**

**Status of Active Projects**

**The Elephants of Asia**

The project is complete. All change orders have been negotiated for a total of $2,642,674; 107 change orders were executed.

The Bureau of Contract Administration (BCA) is still processing the Project Acceptance Report. BOE is finalizing all expenditures on the project. Savings on the project are anticipated to be $597K.

**Living Amphibians, Invertebrates and Reptiles (LAIR)**

Through the end of August 2011, construction is 80% complete. Fifty-one change orders have been executed to date totaling $842K. Pending change order requests are at $410K, making the total change order exposure $1.25M, which is still within the approved construction contingency of $1.3M. BOE will be going to the Board of Public Works (BPW) to increase that amount to $1.5M. The additional amount is within the approved construction budget, it simply gives the City Engineer authority to negotiate change orders up to $1.5M.

The current construction completion date is November 10, 2011. The amendment to the architect’s contract was approved by the City Council on September 9, 2011.
BOE is in the process of getting complete execution of that amendment.

Rainforest of the Americas

The construction contract was issued to Metro Builders, Inc. in the amount of $11,711,707 and a 540 calendar-day duration. Notice to Proceed (NTP) was issued on August 2, 2011. Metro Builders mobilized and began demolition on August 9, 2011. Construction is 5% complete.

As City operations will be shut down between Christmas and New Year's Day, a no-cost change order has been issued extending the construction duration by six non-compensable calendar days. So the contract completion date for the Rainforest project is February 5, 2013. Ms. Maria Cardenas asked if this was going to be done for all the construction projects. Ms. Abano replied that this project is the only one left for the Zoo. Ms. Deborah Weintraub replied that the Bureau of Engineering has asked contractors what they’d like to do during that period, as BOE staff will be off as directed. Most of the contractors have replied they will take the time off. Those who don’t want to take the time off will be staffed accordingly.

Ms. Abano continued with her report. She had distributed a handout of progress photos of the projects. The first photograph was of the LAIR’s architectural model, consisting of two buildings and some outdoor exhibits. An overhead photo was of the entire site, showing a lot of the exterior exhibits that have just started. A more recent photo showed the crocodile pond has now been poured, front entrance curbs, and the ADA walkway has been installed. The next page showed the front entrance of the Reptile Building, which will have a recessed sign with lights behind it. Walking through that entrance, the visitor will enter the Damp Forest, which will be a series of amphibian exhibits, including one for the Fiji iguana. The rockwork is complete and the walls are being painted.

Moving through the building, a Japanese salamander exhibit will be seen. The ceilings are being painted, and the shotcrete exhibitry is complete. The Bite and Squeeze area is next; murals are currently being painted on the exhibits' interior walls, which are intended to replicate the animals' habitats. Mr. Lewis noted that the exhibits will also have actual plants inside in addition to the murals. Ms. Abano pointed out that a tree within the exhibit is completely made of concrete, vines, roots, and all.

Out of the Bite and Squeeze area is the Behind the Glass area, where the visitors will be able to see the Zoo's Animal Keepers at work. Across from the Behind the Glass area are featured exhibits are for pythons and Gray's monitors.

Out of that building's backdoor is the Arroyo Lagarto. A photo showed the rebar forming the foundation for the rockwork. This rockwork has now been poured in place and is now being shaped.

Past the Arroyo Lagarto is the second building, the Southwest Desert Building. Rockwork and glass are used inside this building as well to form the exhibits.
The contractor is now cutting and painting all the building’s interior rockwork. Outside the other door of the Southwest Desert Building is the crocodile pond. Photos of the pond showed different angles of the rockwork and painting being done.

Rainforest of the Americas

The project’s site prior to demolition had a lot of landscaping, an existing animal holding building with caging, and an abandoned aviary. NTP was issued and the contractor demolished and removed a lot of the planting, the aviary, and separated all materials to be recycled. A path was created that didn’t exist before, which will be a path within the new project. To date, demolition is 95% complete.

Ms. Abano reported on the Gorilla Waterfall repair project which was recently completed. The waterfall was turned on and is working. Ms. Abano commented on the difficulty of the job. The planter holding the pipes had to have a trench dug inside it that was 4 feet by 20 feet long and 25 feet deep. Since the trench was only 4 feet wide, only one person could get inside it at a time. The trench was plated to protect workers inside.

Ms. Abano concluded her report.

3. Greater Los Angeles Zoo Association (GLAZA) to Report on Capital Improvement Project Fundraising Activities

Ms. Connie Morgan reported that GLAZA is clearing another estate of about $71K.

Ms. Morgan concluded her report.

Public Comment

There was no public comment.

Mr. Santana adjourned the meeting at 1:15 p.m.

Next Meeting: November 17, 2011

Minutes prepared by Ms. Kyla May of the Los Angeles Zoo’s Planning and Development Division. Reviewed by BOE, CLA, CAO, and the Zoo.